

Land Development Code Article 2, Central Business District Draft

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August 17, 2020



10.6.2

The public realm should be reinforced through the placement of main building entrances along public streets, the creation of a continuous street wall and the use of wide sidewalks and streetscape plantings. Parks, plazas, and public spaces should be surrounded by activity such as ground-floor retail and other active uses and upper-floor balconies and terraces.



Key Planning Theme

Unique Places, Captivating Spaces

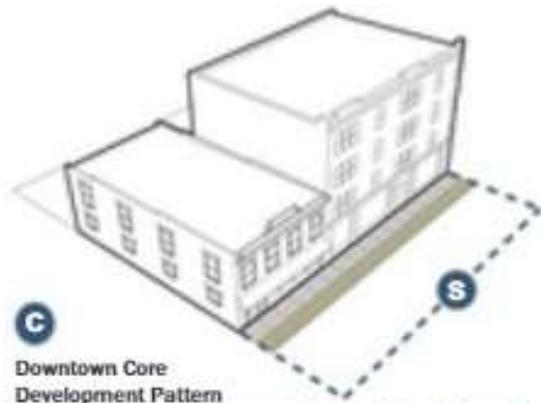
The built environment encompasses places and spaces created or modified by people, including buildings, parks, land use patterns, and transportation systems.

10.1.1

Vertical mixed-use buildings a compatible mix of uses, including diverse housing options, community-serving institutional uses, and a variety of retail uses should be encouraged in appropriate locations throughout Greater Downtown. Auto-oriented development should not be developed downtown.

10.1.2

The redevelopment of underutilized sites, including surface parking lots, infill sites, and brownfields sites, should be prioritized and supported through the city's development code and technical standards.



C
**Downtown Core
 Development Pattern**
 Fifteen units plus commercial served by 50 feet of
 sidewalk.

1.7.9

Infill development should enhance or improve the existing physical development pattern of the area. The development of lots that have been historically difficult to infill or redevelop should be facilitated.

10.3.1

New development, especially along priority retail streets should be designed to accommodate one or more active retail uses, including consumer goods, shops, dining establishments, convenience goods, museums, arts and entertainment uses, and hotel lobbies along street-level facades.

Infill Development - Downtown Core

Despite ongoing revitalization in the core of downtown, many infill development and redevelopment opportunities remain. Surface parking lots are particularly high priority sites for development. The corner of Market Street and Second Street is occupied by several surface parking lots, yet it is the primary gateway into the historic downtown and to the Cape Fear River. This concept demonstrates how infill development would complete this important area. A continuous wall of well-designed building fronts and street trees line the sidewalk to provide a comfortable and active street life.



- A** Replace surface parking with parking deck; "wrap" it with mixed-use buildings along the street.
- B** Continue the historic development pattern around the block; make the corner a prominent gateway feature.
- C** New development connects to and uses the existing Market Street Parking Deck.
- D** North Second Street restored as standard city street (after relocation of bus transfer station).
- E** Bank drive-thru and enclosed fountain area converted to usable open space; hotel or other significant infill building activates the space.
- F** Median and crosswalks are expanded; excessive driveways to surface parking lots are closed.

Existing Condition
 Source: Google, 2015



Urban Redevelopment Concept for Second Street and Market Street Intersection
 Source: City of Wilmington

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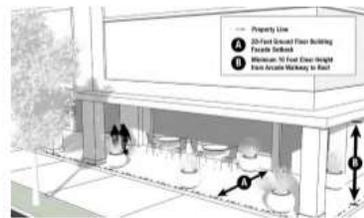
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- Inclusion of permitted uses in the use table
- Improved dimensional and site design standards
 - Elimination of maximum density requirement
 - Inclusion of provisions for pedestrian-oriented spaces
 - Enhanced design standards for building facades, building mass, pedestrian connectivity, parking, residential compatibility, and general site design
- Simplifying the building height standards and height map
- Provisions to make it easier to develop lots with three or more frontages
 - Providing a map and criteria that designates primary and secondary frontage streets
 - Additional frontage requirements based on street designation
- Designated special character areas
 - Mapped designation of the historic district overlay, North Fourth Street, the downtown core, and the area north of Red Cross Street
 - Additional design and use standards specific to each character area

- Additional illustrations, diagrams, charts, and photos to improve understanding
- Elimination of:
 - Street tree list
 - Historic building provisions
 - Incentive for development of undeveloped parcels south of Red Cross Street
 - Public benefits matrix

What is NOT Changing:

- Unlimited density
- Surface parking requirements
- Screening requirements
- Prohibited exterior building materials



Example illustration

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industries and other uses that produce noise, odor, smoke, dust, airborne debris, and other impacts that might be detrimental to the health, safety, and welfare of the surrounding neighborhoods, the viability of surrounding uses, or industries with small physical plants and high land-to-worker ratios.

(b) *Uses permitted by right.* Notwithstanding the provisions of [section 18-173](#), any use is permitted in the CBD provided it meets all other provisions of this chapter, except for the following:

- (1) Adult establishments.
- (2) Contractor's equipment or supply dealers and service.
- (3) Contractor's storage lots.
- (4) Crematoria.
- (5) Fuel and ice dealers.
- (6) Garbage collection, private.
- (7) Gas companies.
- (8) Ground floor residential, fronting Water and Front Streets north of Orange Street and the riverwalk.

(9) Industrial and heavy manufacturing uses south of Orange Street.

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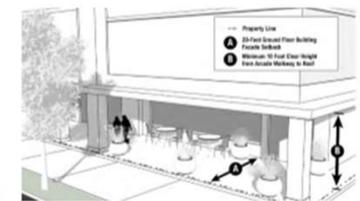
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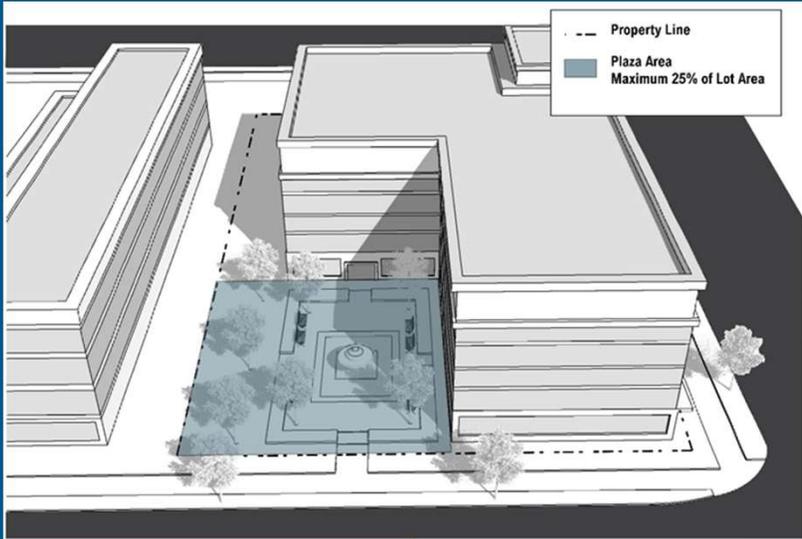
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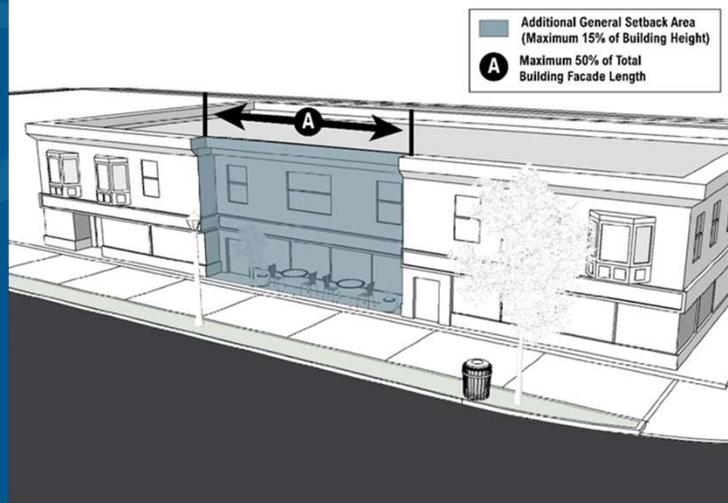
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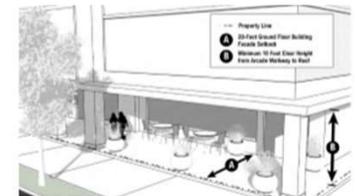


three or more frontages

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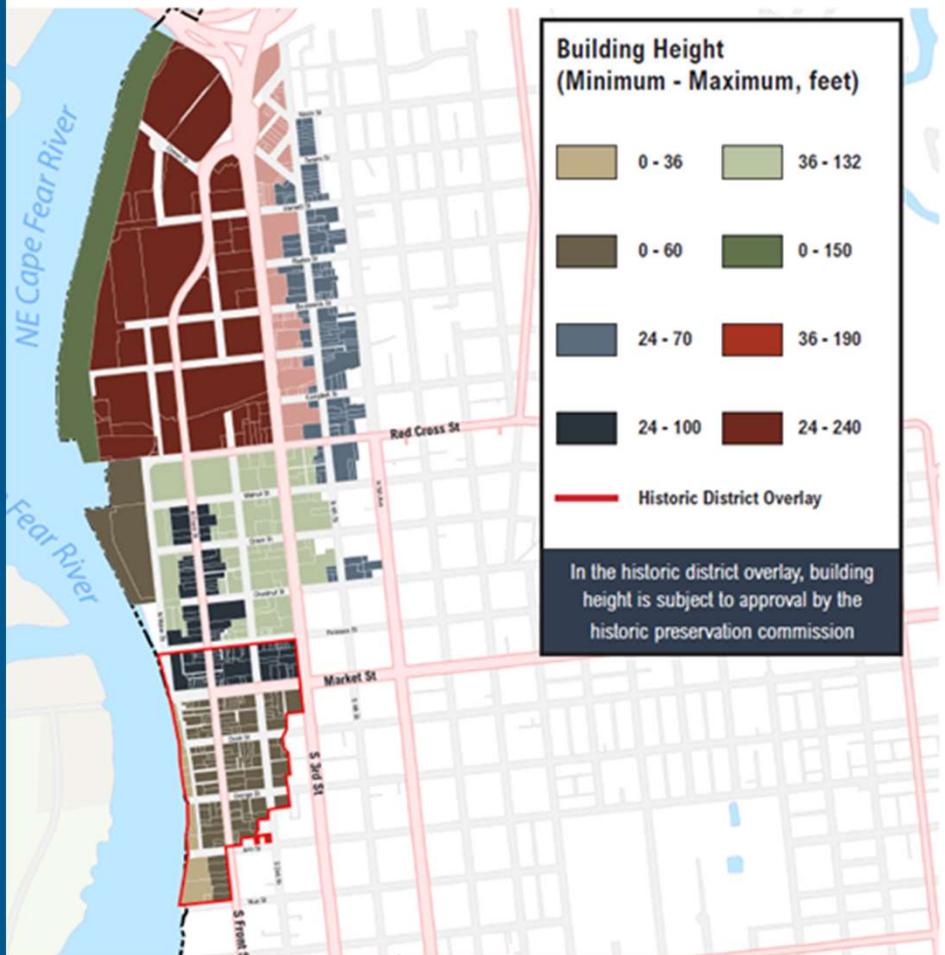


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Figure 18-xx: Central Business District Height Map



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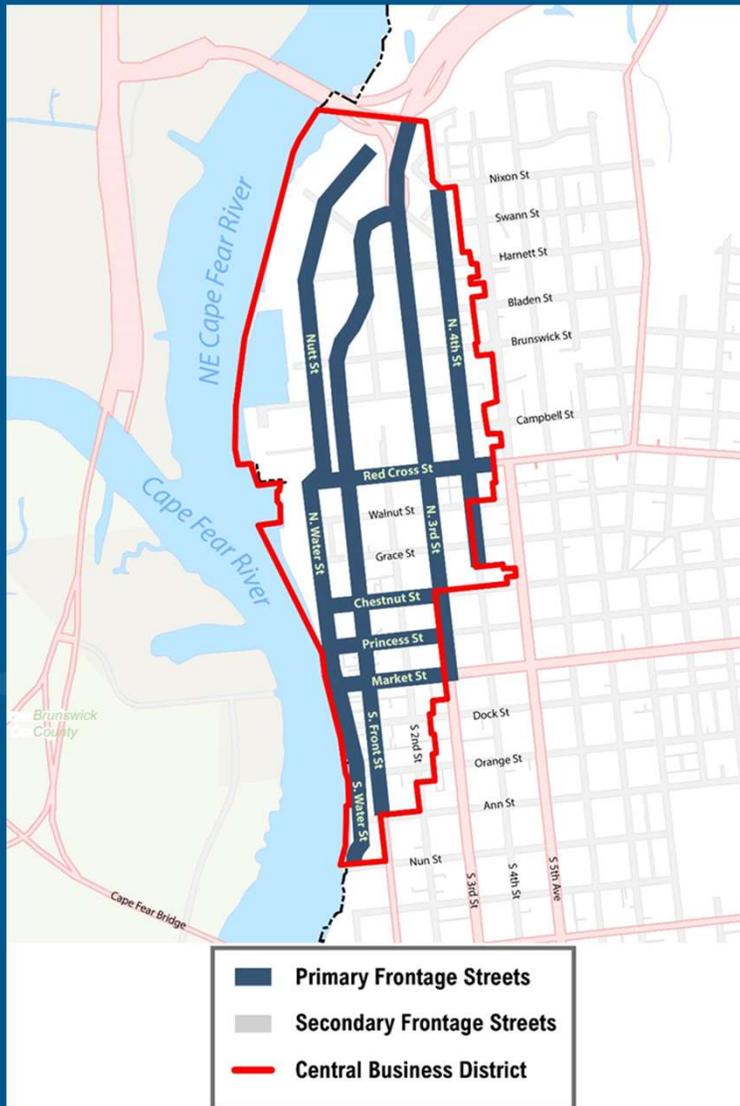
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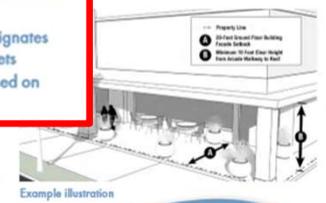
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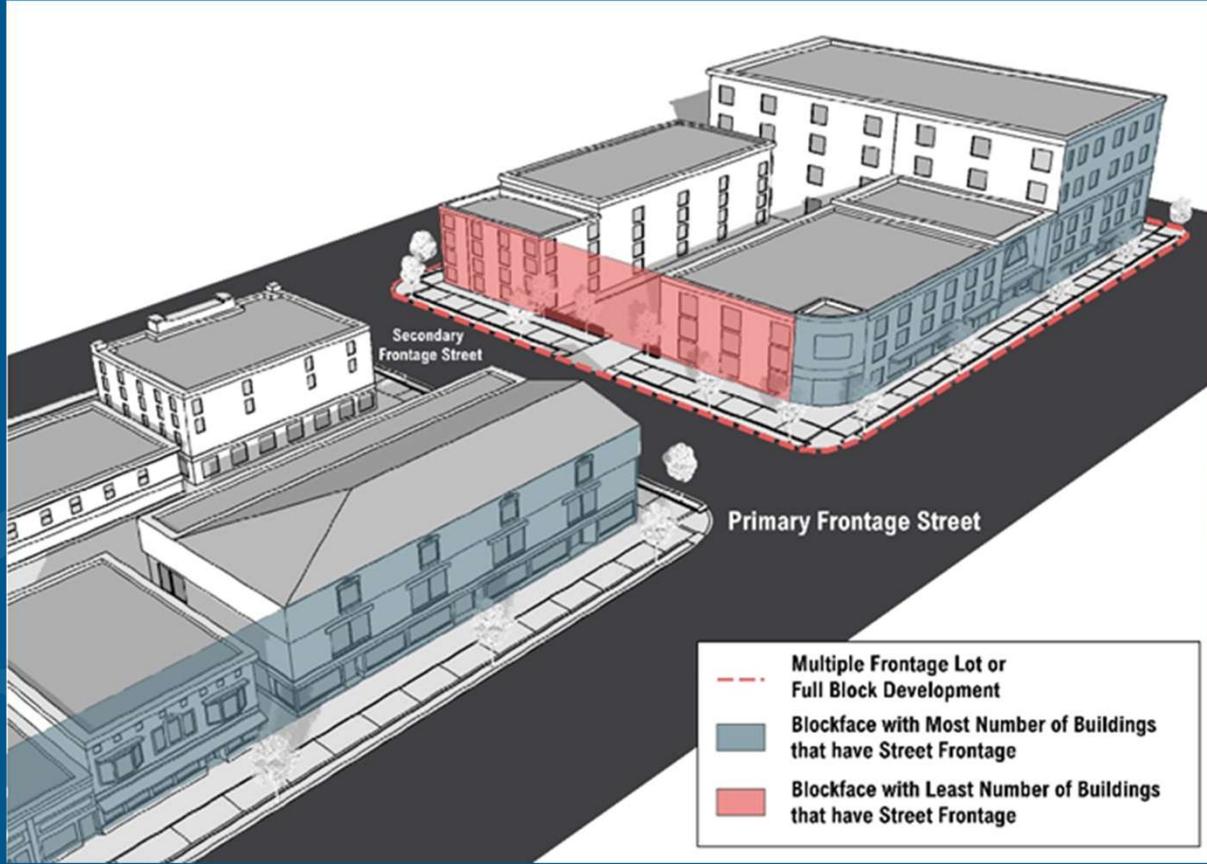
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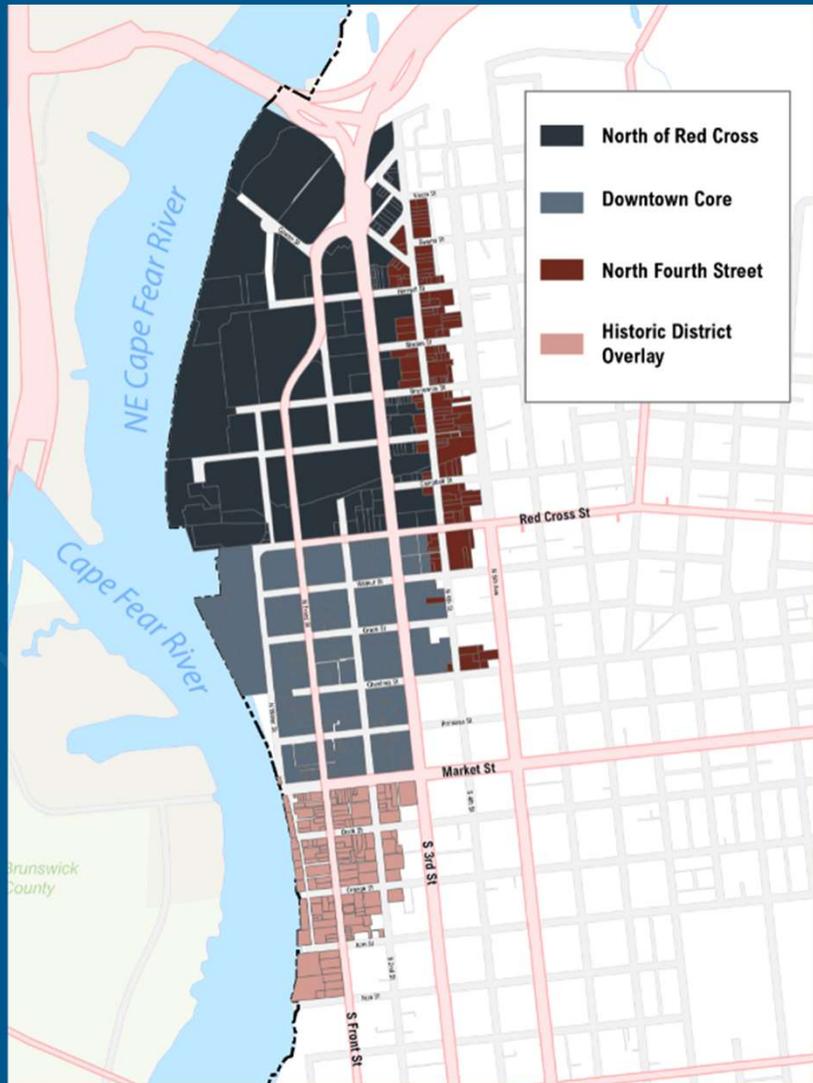


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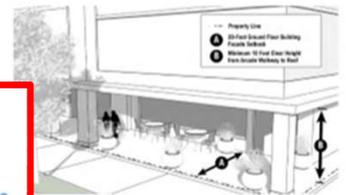
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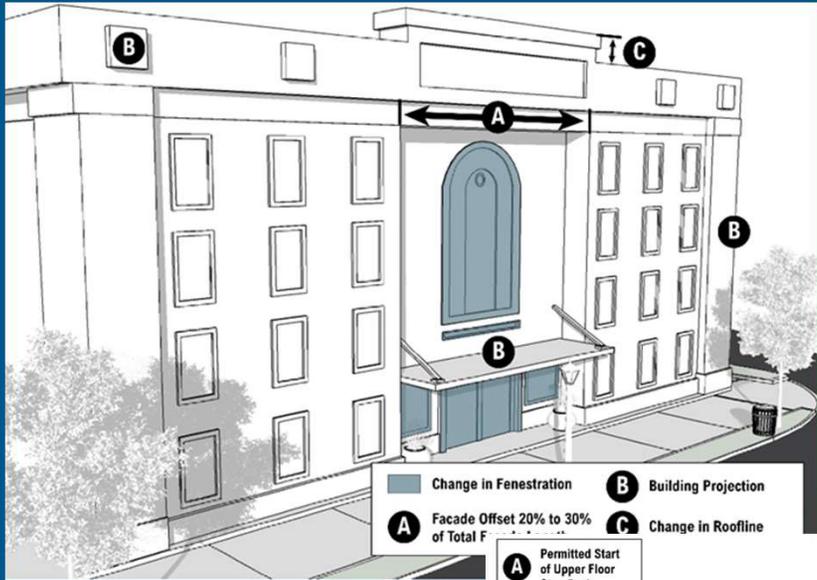
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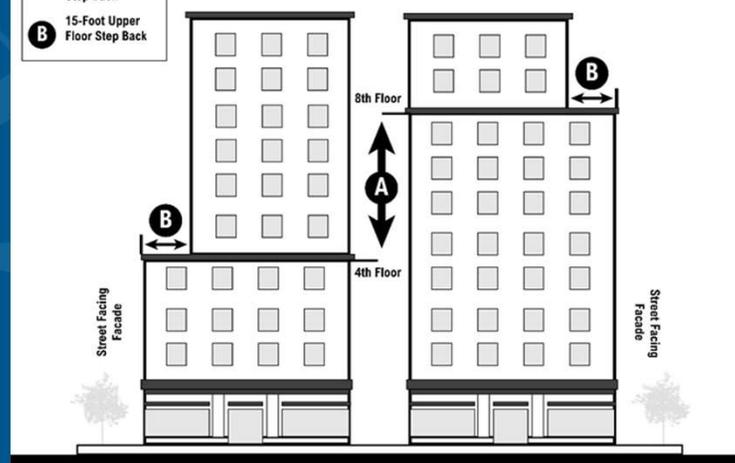




- A Change in Fenestration
- B Building Projection
- C Change in Roofline

A Facade Offset 20% to 30% of Total F

- A Permitted Start of Upper Floor Step Back
- B 15-Foot Upper Floor Step Back



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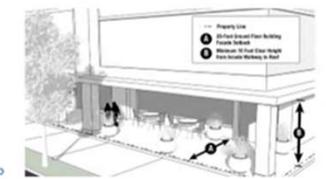
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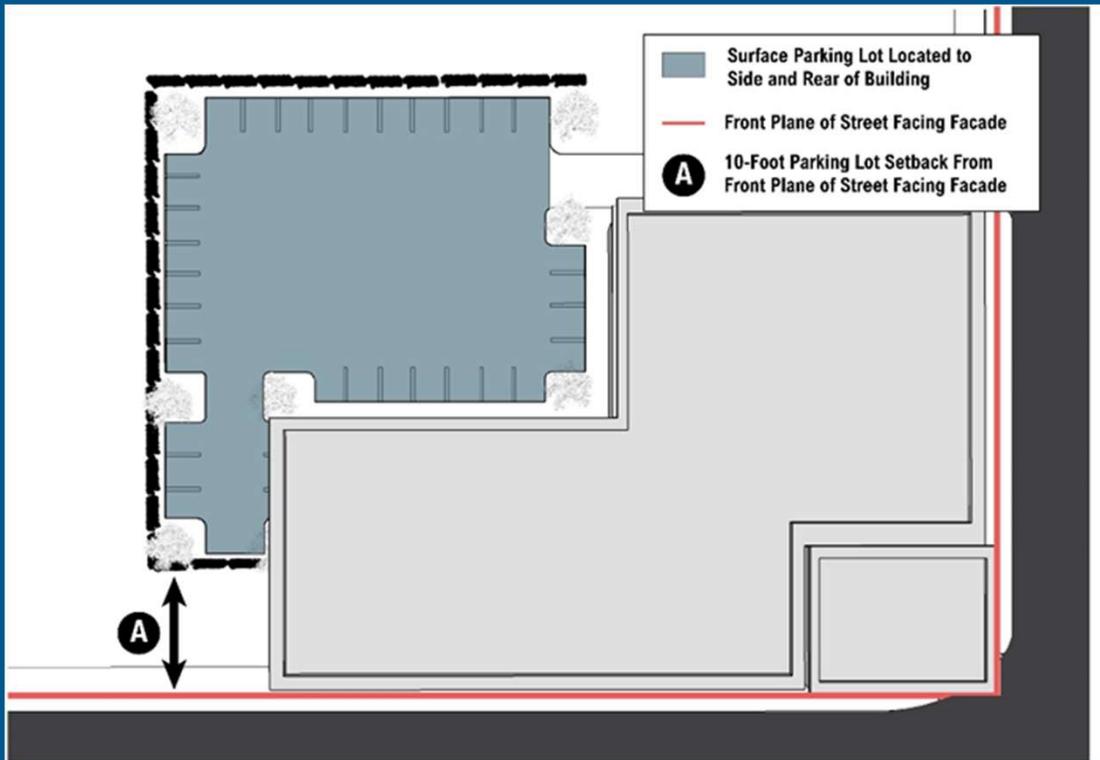
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 - Contact Us
 - Land Development Code
 - LDC Article 2
 - LDC Article 3



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Land Development Code

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What is the Land Development Code?

The Land Development Code (LDC) is a compilation of City regulations that control how land may be developed within Wilmington. The LDC includes:

- **Zoning.** Regulations for development of uses and structures on a lot.
- **Subdivision of land.** Regulations for the division of a parcel into smaller lots.
- **Standards for design.** Regulations for site aspects such as landscaping and parking.
- **Sign regulations.** Regulations for the type, size, and placement of signs on private property.

Why do we need to update our Land Development Code?

Updating our LDC is the next critical step in the implementation of the goals, objectives, and policies in our [Comprehensive Plan](#) that was developed through extensive input from our community. Wilmington's LDC is based on development patterns and building practices that were common in the mid-to-late 1980s. Large parts of the LDC are outdated and difficult to use. The LDC hasn't undergone a full update in 30 or more years.

Important Links:

- [Annotated table of contents for the new LDC draft](#)
- [LDC Article 2, Zoning Districts](#)
- [LDC Article 3, Use Standards](#)
- [LDC Article 4, Environmental Regulations](#)
- [LDC Article 6, Subdivisions](#)
- [LDC Article 7, Administrative Provisions](#)
- [LDC Article 8, Measurements and Definitions](#)

Next Steps

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Planning Commission work session